

Colorado Parks and Wildlife
Staunton State Park Perpetual Utility Easement

Jefferson County

1 acre

Six miles south of Conifer

Action Required

Recommend support for the conveyance of a perpetual public utility easement to the Intermountain Rural Electric Association at Staunton State Park (\$0 for 1 acre).

Questions and Responses

1. Please further explain the calculation for the \$20,164 in development costs. Is this estimate based on the cost of installing the electrical line, the annual cost for electric service, or both? Please explain how metered billing could impact this estimate.

The cost is based upon the standard Intermountain Rural Electric Association (IREA) new service contract. The stated price (\$20,164) is the IREA charge for construction and installation. (There is no charge for the easement itself.) CPW may receive a refund of up to \$12,000 if "revenues" (i.e. electric utility fees) exceed \$6,049 within the first three years of service. The \$20,164 development costs are being paid out of CPW's capital construction budget.

2. Has the new maintenance building been constructed? If so, when was it completed? If not, when is it expected to be completed?

The new maintenance building is nearing completion. The estimated completion date is August 1, 2017.

Capital Development Committee

August 2017—Property Transaction Proposal

Department of Natural Resources Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to convey a perpetual utility easement to provide electrical service to new maintenance building.
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General Information	
Name	Staunton State Park – Easement to IREA
Number of acres	1
Location	Six miles south of Conifer (11559 South Upper Branch Road)
County	Jefferson

Costs / Source of Funding			
Purchase Price	\$0	Funding Source	N.A.
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	N.A.	
	Line Item	N.A.	
	Appropriation	N.A.	
	Remaining Unexpended Balance	N.A.	
Annual Monitoring and Operation Costs	None, other than normal electric utility bills.	Funding for the monitoring and operation costs of the property will come from State Park Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$20,164 (this is a maximum – possible refunds based on metered billing during initial three years)	TBD	

Summary of Proposal:

The project is the conveyance of a perpetual utility line easement from CPW to Intermountain Rural Electric Association for a length of approximately 200 yards to provide electrical service to a new maintenance building. The current and future use of the underlying property is as a portion of Staunton State Park.

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

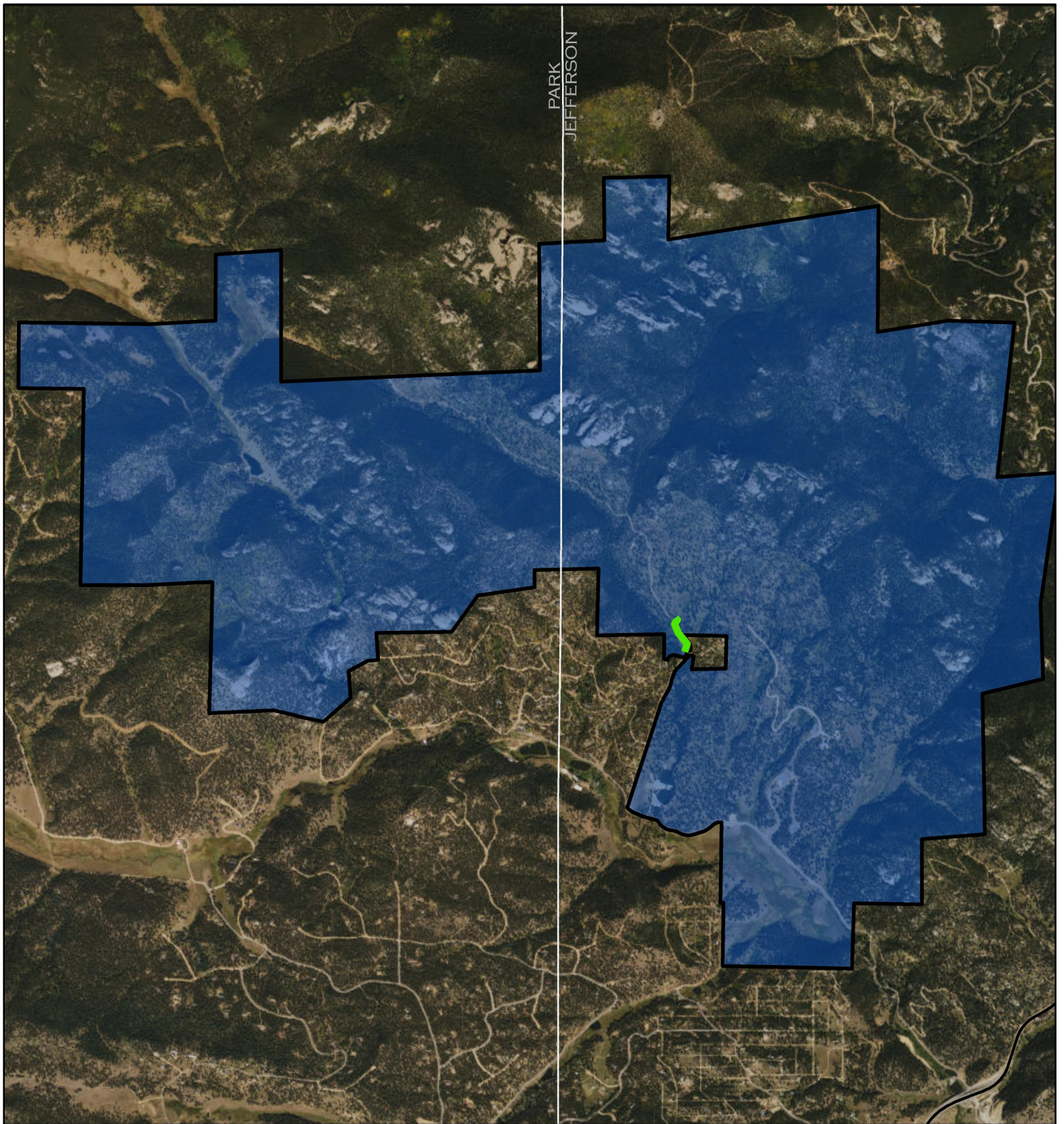
Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership: N.A.

Attachments:

- Map
- Concurrence letters

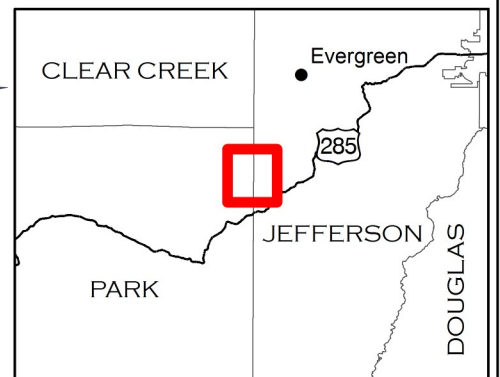


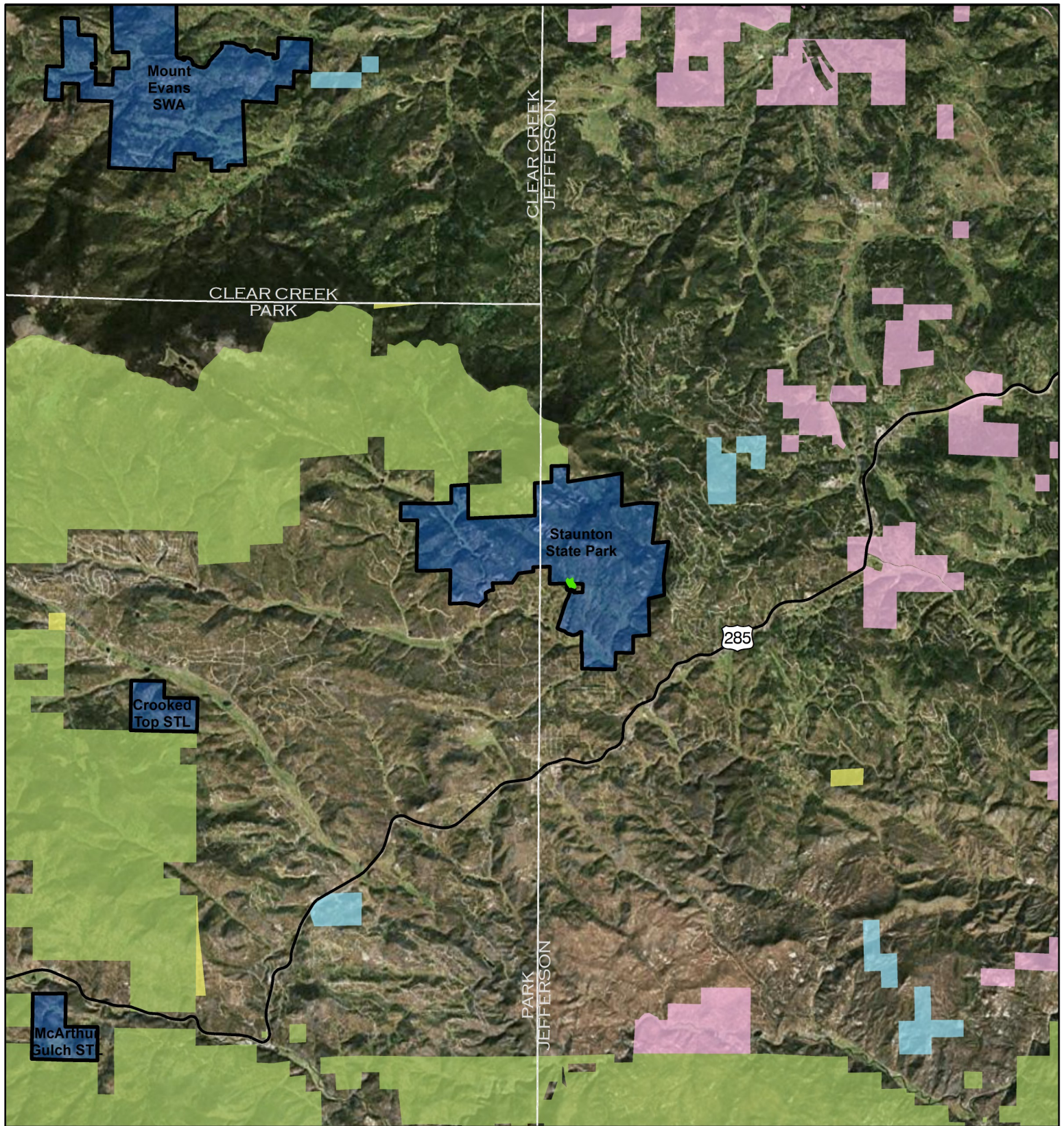
Staunton State Park - IREA Easement 17-003-NE Jefferson County



-  IREA Easement
-  Staunton SP

0 0.3 0.6 1.2 1.8 2.4 Miles



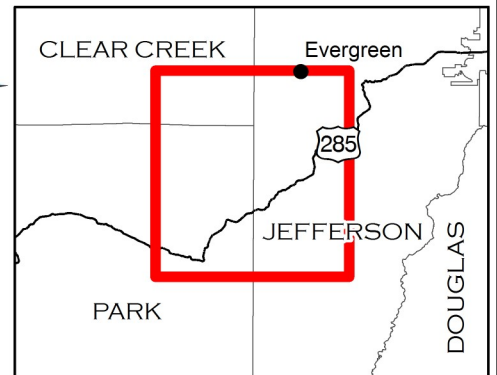


Staunton State Park - IREA Easement 17-003-NE Jefferson County



- IREA Easement
- CPW PProperties and Easements
- Other State
- Bureau of Land Management
- US Forest Service
- City/County Property

0 1 2 4 6 8 Miles





COLORADO

Parks and Wildlife

Department of Natural Resources

Staunton State Park
11559 Upper Ranch Drive
Pine, CO 80470
P 303-816-0912 | F 303-816-4514

June 2, 2017

Representative Leonard
200 E Colfax Rm 307
Denver, CO 80203

RE: Perpetual Utility Easement

Dear Representative Leonard

Colorado Parks and Wildlife (CPW) is working with Intermountain Rural Electric Association (IREA) to provide electric supply to a new facility at Staunton State Park.

IREA is requiring a perpetual utility easement which will provide power from a current facility located at 11559 Upper Ranch Dr. to our new facility 250 yards to the north.

We would like to take this matter to the June 21 CDC meeting so your immediate attention would be greatly appreciated.

Thank you for your consideration of this easement. If you have any questions, please do not hesitate to contact me at (303) 816-0912

Sincerely,

Zach Taylor
Park Manager
Staunton State Park
11559 Upper Ranch Dr
Pine CO 80470
zach.taylor@state.co.us

I support/do not oppose the above referenced perpetual utility easement at Staunton State Park, Colorado Parks and Wildlife.

Representative Leonard

8 June 2017

Date

Cc: M. Leslie, W. Padia, T. Kroening

